



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 13, 2007
AGENDA DATE: December 19, 2007
PROJECT ADDRESS: 226 W. De La Guerra Street (MST2004-00675)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Suzanne Johnston, Assistant Planner

A handwritten signature in black ink, appearing to be "MST", is written over the text "Suzanne Johnston, Assistant Planner".

I. PROJECT DESCRIPTION

The project consists of a one-lot subdivision to create a three-unit condominium project. The lot is currently developed with an existing single story 910 square foot residence with a detached 920 square foot garage at the rear of the property. The proposal includes the demolition of 36 square feet of the main residence, and the construction of a 2,296 square foot addition to the existing structures connecting the residence to the garage creating two additional residential units.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13)

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13)

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: October 17, 2007
DATE ACTION REQUIRED PER MAP ACT: January 5, 2008

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Stephen V. Harrell, Architect	Property Owner: Stephen V. Harrell
Parcel Number: 037-041-015	Lot Area: 6,250 sq ft
General Plan: Residential	Zoning: R-3 and R-4 (split)
Existing Use: Residential	Topography: 2% flat
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	910 sf	2,960 sf
Garage	920 sf	1,130 sf
Accessory Space	n/a	900 cu ft

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	10'	10'
-Interior	6'	5'	5' (E) 6' (N)
-Rear	10' 30' 5'	0' 5'	0' (E) 29' 6" 5'
Building Height	30'		29' 6"
Parking	5	5	5
Lot Area Required for Each Unit (Variable Density)	Two-bed – 2,320 sf One-bed – 1,840 sf	1 two-bed – 2,320 sq ft	1 two-bed – 2,320 sq ft 2 one-bed – 3,680 sf Total: 3 units – 6,000 sf
10% Open Space	659 sf	> 10%	659 sf
Private Outdoor Living Space	Two-bed – 140 sf on 1 st flr One-bed – 72 sf on 2 nd flr	> 140 sf	Unit A (2bd) – 140 sf Unit B (1bd) – 85 sf Unit C (1bd) – 126 sf
Lot Coverage			
-Building	N/A	1,928 sf 31%	2,360 sf 38%
-Paving/Driveway	N/A	1,581 sf 25%	1,821 sf 29%
-Landscaping	N/A	2,741 sf 44%	2,069 sf 33%

The proposed project would meet the requirements of the R-3 and R-4 Zones, with the exception of existing structures (the residence and the garage) which currently encroach into the required side and rear yard setbacks. All new construction for the proposed project is proposed to observe all the current zoning requirements including setbacks. The zoning for the site is split down the center of the lot, with the easterly-half being zoned R-3 and the westerly-half, R-4. However, the zoning requirements for both R-3 and R-4 zones are for the same residential use.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on four separate occasions on October 11, 2004, December 27, 2004, February 28, 2007, and February 12, 2007 (meeting minutes are attached as Exhibit D). The project was originally reviewed by the ABR as a rental project during the first three reviews, without the proposal for condominiums. On February 28, 2005 the project received preliminary approval for the rental project; however, no further action was taken until the project was resubmitted in September 2006 as a condominium project. The preliminary approval had expired one-year after its approval was granted. The project returned to the ABR as a condominium project on February 12, 2007, at which time the Board stated that it appreciated the site planning, including the interlocking pavers and ribbon driveway and the "courtyard" in the middle of the lot for entry to the second and third units. Direction was given to the applicant to provide larger scale plantings and suggested a hedge along the courtyard's edge where it abuts the driveway.

B. COMPLIANCE WITH THE GENERAL PLAN

The project site has a General Plan land use designation of residential and the existing residential uses are consistent with the uses allowed in the commercial zone.

Land Use Element: The project site is located in the West Downtown neighborhood, which is bounded on the north by Sola Street; on the south and west by Highway 101; and on the east by De La Vina, Ortega, and Chapala Streets. West Downtown contains extensive commercial as well as residential uses. Since it is in close proximity to the Downtown business and shopping area, the General Plan considers West Downtown to be appropriate for multi-family development, and allows twelve dwelling units to the acre. However, the Land Use Element also allows for variable density based on number of bedrooms per unit.

C. ENVIRONMENTAL REVIEW

On February 16, 2005, the Historic Landmarks Commission reviewed and accepted a Phase I Archaeological Resources Report for the project site from Western Points Archaeology. A addendum to the report will be reviewed on December 12, 2007.

Staff has determined that, with the above recommendation, the project qualifies for an exemption from further environmental review under Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Use Divisions) California Environmental Quality Act (CEQA) Guidelines.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the ABR, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated September 25, 2006
- D. ABR Minutes

STAFF HEARING OFFICER
CONDITIONS OF APPROVAL

226 W. DE LA GUERRA STREET
(MST2004-00675)
TENTATIVE SUBDIVISION MAP, NEW CONDOMINIUMS
DECEMBER 19, 2007

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute (an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (a written instrument), which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review. Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on December 19, 2007 is limited to two one-bedroom and one two-bedroom condominium units (total of three dwellings) and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 5. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.

- b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final/Parcel Map and prior to the issuance of any permits for the project:
- 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 - 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
 - 3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project. If the private covenants required pursuant to Section A.** above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
 - 4. **Drainage Calculations.** The Owner shall submit final drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.

5. **West De la Guerra Street Public Improvement Plans.** The Owner shall submit plans for construction of improvements along the property frontage on West De la Guerra Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: +/- *54 linear feet of existing watermain*, sidewalk, residential driveway apron modified to meet Title 24 requirements, curbs, gutters, seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, underground service utilities (*SBMC§22.38.125 and §27.08.025*), connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of curb drain outlets, slot/trench drain, & on-site detention, preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
 6. **Land Development Agreement.** The Owner shall submit an executed *Agreement for Land Development Improvements*, prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
 7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Archaeological Monitoring Contract.** Submit to the Planning Division a signed contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase I Archaeological Resources Report Addendum prepared for this site by Western Points Archaeology, dated November 26, 2007. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

2. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native

American Heritage Staff Hearing Officer. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

2. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
3. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full-size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).

The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

3. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.

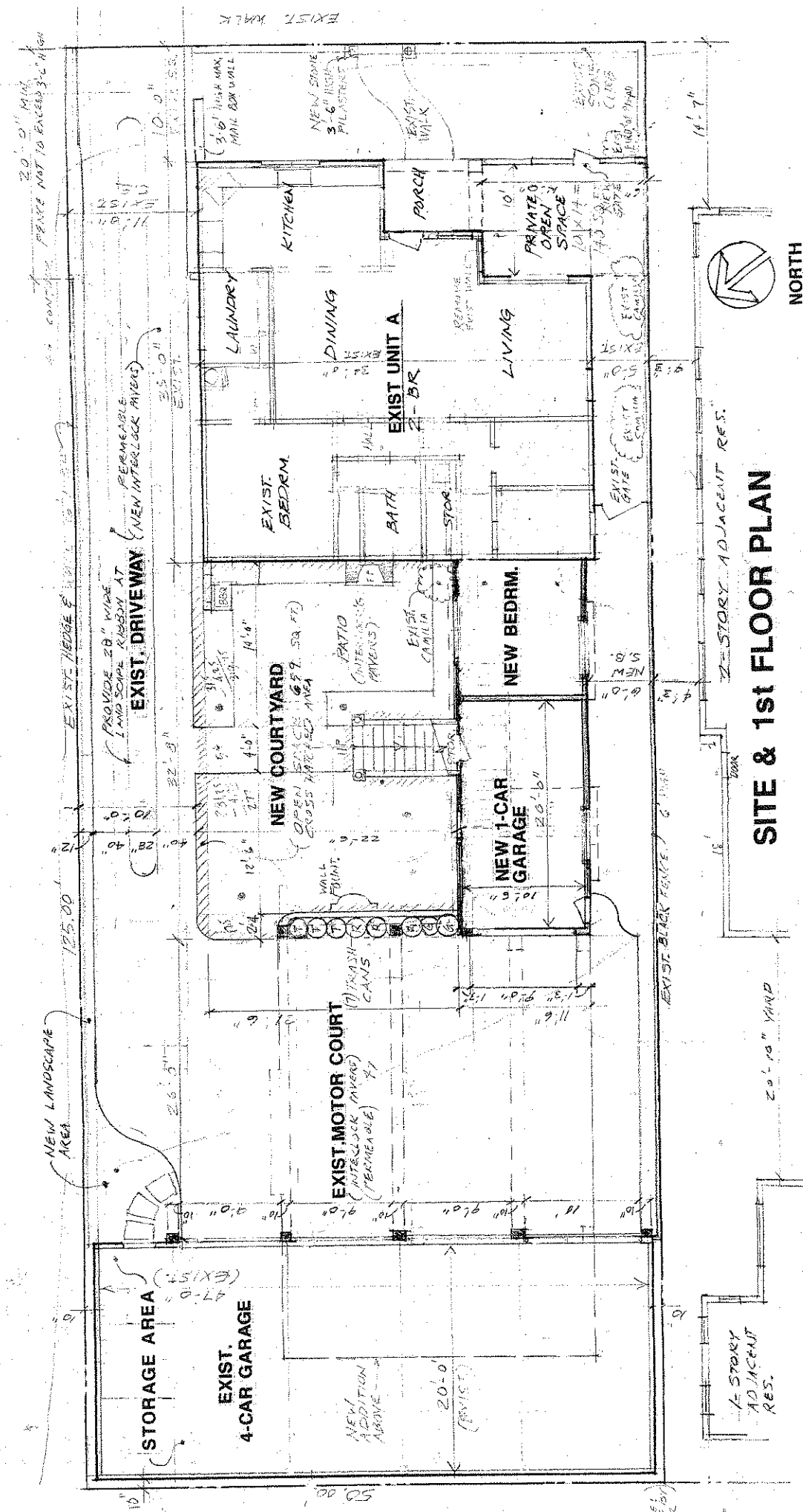
- c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
6. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) caused by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
 3. **Record Drawings.** Submit Record Drawings identifying "as built" conditions of public improvements to the Public Works Inspector for verification and approval.
 4. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.
 5. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review.
 6. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy, whichever is earlier.
 7. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.
 8. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.
- H. **Litigation Indemnification Agreement.** In the event the approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California

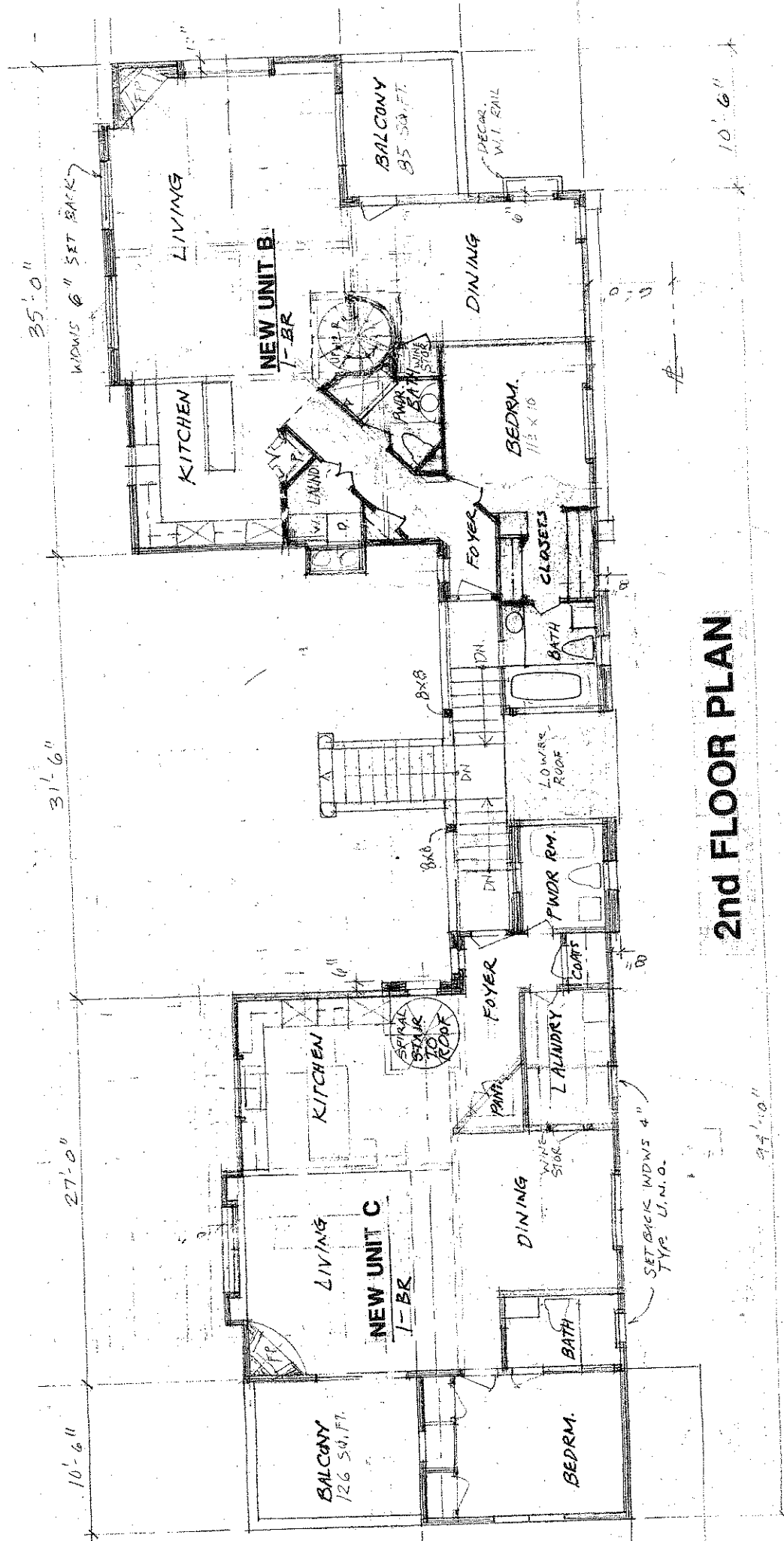
Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

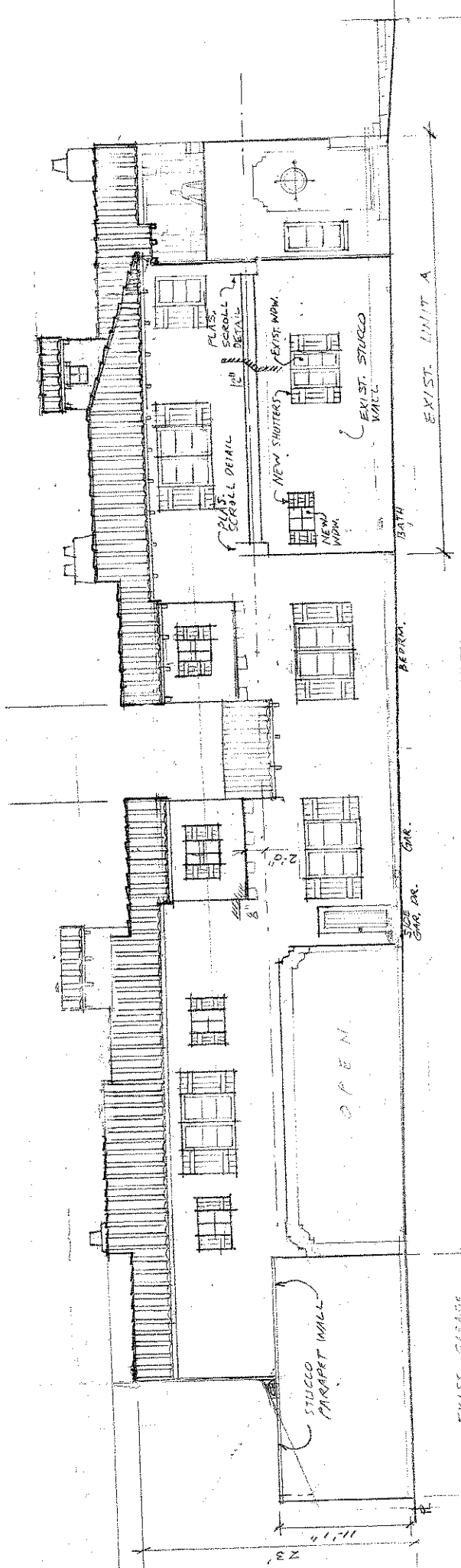
NOTICE OF TENTATIVE SUBDIVISION MAP FOR NEW CONDOMINIUMS TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

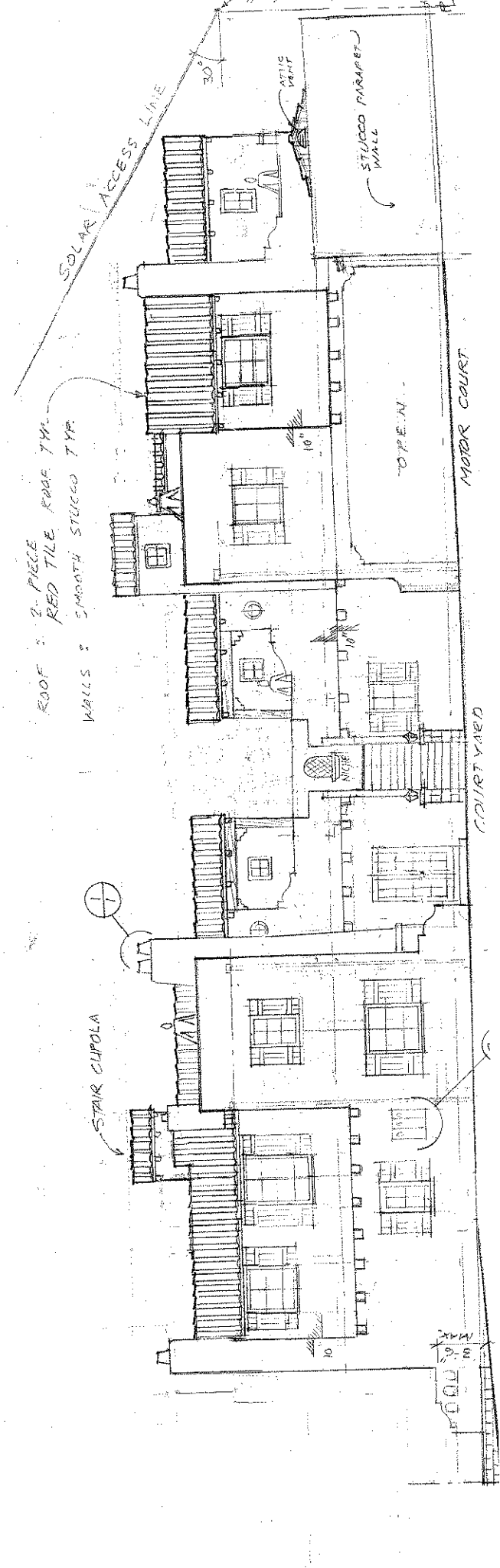




2nd FLOOR PLAN



LEFT SIDE ELEVATION



September 25, 2006

City of Santa Barbara- PRT

Re: 226 W. De La Guerra

Request Preliminary Approval for a 3-unit Condominium

The property currently has a 2 bedroom SFD and a detached 4-car garage.


I am proposing to remodel the existing 2 bedroom unit and add two 1 bedroom units as well as an additional 1 car garage to the existing 4 car garage.

The result will be a Spanish colonial style 3-unit condominium project with conforming parking, trash areas, and storage areas.

Note this project was approved as 3 apartments by the ABR on 2/28/05 (MST 2004-00675).

Thank you for your consideration and approval.

Sincerely,



Steve Harrel

EXHIBIT C

RECEIVED
SEP 26 2006
CITY OF SANTA BARBARA
PLANNING DIVISION



DESIGN REVIEW ACTIVITIES SUMMARY

226 W DE LA GUERRA ST (MST2004-00675)

R-ADDITION

Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single family residence, construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Staff Hearing Officer approval is requested for the condominium project.

Status: Pending

DISP

Date 3

ABR-Concept Review (New) - PH

CONT

10/11/04

(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT.)

(SCHEDULED BREAK FROM 7:00 P.M. TO 7:20 P.M. BOARD MEMBERS WILL MEET AT 7:20 P.M AT THE RIVIERA CAMPUS LOCATED AT 2064 ALAMEDA PADRE SERRA AND MEET IN LOWER PARKING LOT ADJACENT TO THE RIVIERA THEATRE.)

(6:30)

Steve Harrel, Owner, present.

Public comment opened at 6:32 p.m.

Gary Mosel, 405 W. De La Guerra St., stated he does not feel the project fits the neighborhood and that the project is too large and massive. He also does not feel there is enough landscape.

Public comment closed at 6:35 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the architectural detailing suggested by the drawings. 2) The size, bulk and scale is too aggressive with tall floor plate heights and the large roof forms. 3) The left side elevation is too severe in its linearity and verticality along the setback. 4) Restudy the landscape plan, particularly at the right side of the garage. 5) Restudy plans to include a ribbon driveway. 6) Study reduction of roof height and change of the lower slope. 7) Include additional photo documentation of the street and the surrounding neighbors. 8) Restudy the size of the trash enclosure. 9) Relieve the continuity of the building by breaking up the center portion of the building so that the two upper units read as separate units. 10) Study the wall plane on the left elevation to soften the wall lines. 11) Study external stairs to the third level decks.

Action: Christoff/Mudge, 6/0/0.

ABR-Concept Review (Continued)

CONT

12/27/04

(Second Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

5:38

Steve Harrel, Owner/Architect, present.

Public comment opened at 5:46 p.m.

Christine Pierron read an e-mail statement from Jeff Kone, who stated he is in support of the project. He works and resides in Santa Barbara, and stated that the project is a pleasure to see, and that it is not only attractive, but increases the number of rentals.

Eric Kasmar, stated that he is in support of the project and thinks it is a great project which will enhance the neighborhood.

Rusty Harrington, neighbor stated that he strongly supports the project and that the project will add value to the existing neighborhood.

Public comment closed at 5:48 P.M.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the reductions that have been made to the project. 2) The Board is still concerned with the aggressive nature of the roof forms at the front elevation. 3) The Board would like to see a complete second story break between the two masses. 4) The Board appreciates the pop out. Some pop outs are good in helping to help break up the linearity. 5) The applicant is to provide photo documentation of both directions of the street. 6) Study the roof decks to help potentially reduce the size, bulk and scale to be better integrated or reduced. 7) The majority of the Board accepts the cupolas as a solution to the stair wells. 8) Restudy the rear cupola. 9) The Board is not supportive of the entry gate.

Action: Christoff/Bartlett, 5/0/0.

HLC-Archaeology Report

APVD

02/16/05

(Review of Phase I Archaeological Resources Report from Western Points Archaeology.)

(1:46)

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations, and added his recommendation that the pavement should be removed as the initial phase of construction, an archaeological study be completed, and a report of survey results be provided to City Staff before additional construction activities commence.

Motion: The Commission accepts the report as submitted with Dr. Glassow's recommendations.

Action: La Voie/Hsu, 7/0/0.

ABR-Prelim Approval - Details

APVD

02/28/05

(Third Concept Review.)

(7:05)

Steve Harrel, Architect, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) Carry the hip form of the front elevation through to hit the gable end and eliminate the wall plane. 2) Reintroduce the round window into the cupola. 3) Provide a landscape plan to include a canopy tree in the front yard.

Action: LeCron/Manson-Hing, 5/0/0.

ABR-Concept Review (New) - PH

CONT

02/12/07

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(7:02)

Present: Steve Harrell, Owner; Tim Ryan, Friend.

Public comment opened at 7:12 p.m., and as no one wished to speak, public comment closed at 7:12 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and Return to the Full Board with the following comments: 1.

Recess and/or provide enclosure for electric meters, such as decorative cabinets. 2. Return with a chimney cap design and/or chimney flue termination design. 3. The Board appreciates the site planning, including the interlocking pavers and ribbon driveway. 4. The Board appreciates the new "courtyard" in the middle of the lot for entry to the second and third units. 5. Return with a larger scale supplemental landscape plan. Suggestions include a hedge, or other type of other planting material to the separate driveway from the new courtyard.

Action: Mudge/Manson-Hing, 3/1/0. Mosel opposed. (Blakeley, Sherry absent.)